ORDINANCE NO. 11-028

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF INTERCONTINENTAL DEVELOPMENT CORPORATION/SM DEVELOPMENT CORPORATION OF THE SUBDIVISION PLAN FOR ITS PROJECT LINDENWOOD HEIGHTS SUBDIVISION (PHASE 2) LOCATED AT SUSANA HEIGHTS, BARANGAY TUNASAN, MUNTINLUPA CITY.

Sponsored by:
Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Margarita Amythyst Patdur-Labios, MD
Hon. Coun. Bal Niefes
Hon. Coun. Alexander B. Diaz
Hon. Coun. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Robert P. Baes
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Adorado P. San Pedro - ABC
Hon. Coun. Eulogio DS. Dioko - SK

WHEREAS, under Executive Order No. 71 and Republic Act 7160, otherwise known as the Local Government Code of 1991, “the power of the Housing and Land Use and Regulatory Board (HURB) to approve preliminary final subdivision plans of all subdivisions has been transferred to the Local Government Units;

WHEREAS, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

WHEREAS, the Intercontinental Development Corporation/SM Development Corporation is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its project “Lindenwood Heights Subdivision (PHASE 2)” located at Susana Heights Subdivision located at Barangay Tunasan, Muntinlupa City;

WHEREAS, the subdivision project has a total area of 148,970 square meters and containing 281 residential lots, located at Susana Heights, Barangay Tunasan, Muntinlupa City;

WHEREAS, the developer must abide by the requirements set forth under the National Building Code of the Philippines;
WHEREAS, after evaluating the necessary documents submitted by Intercontinental Development Corporation/SM Development Corporation, and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is hereby approved;

NOW THEREFORE, BE IT ORDAINED, AS IT HEREBY ORDAINED, by the 6th Sangguniang Panlungsod of Muntinlupa in session assembled that:

SECTION 1. The project of “Intercontinental Development Corporation/SM Development Corporation” shall contain a total area of 148,970 square meters for its project Lindenwood Heights Subdivision (Phase 2) located at Susana Heights, Barangay Tunasan, Muntinlupa City.

SECTION 2. The developer Intercontinental Development Corporation/SM Development Corporation, shall comply with Section 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093, or the 20% Balance Housing Ordinance.

SECTION 3. The project of Intercontinental Development Corporation/SM Development Corporation is Phase 2, covered by Transfer Certificate of Title (TCT) No.144409 with an area of 148,970.00 square meters with 251 Residential Lots and part of the 195,418 square meters Gross Development Area.

SECTION 4. The Project subdivision description of the project located at Barangay Tunasan, Muntinlupa City are the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Total (Square Meter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Development Area</td>
<td>195,418</td>
</tr>
<tr>
<td>Area northwest of proposed Toll Road</td>
<td>4,137</td>
</tr>
<tr>
<td>Encroachment (Creek and Toll Road)</td>
<td>9,619</td>
</tr>
<tr>
<td>Water Tank and Line</td>
<td>445</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>181,217</td>
</tr>
<tr>
<td>Saleable Area</td>
<td>95,850</td>
</tr>
<tr>
<td>Residential Development</td>
<td>76,229</td>
</tr>
<tr>
<td>Future Development/Mixed Use</td>
<td>19,621</td>
</tr>
<tr>
<td>Non-Saleable Area</td>
<td>735.83</td>
</tr>
<tr>
<td>Roads, Open Spaces and Easements</td>
<td>44,744</td>
</tr>
<tr>
<td>Sloping Areas</td>
<td>40,622</td>
</tr>
</tbody>
</table>

SECTION 5. The issuance of Final Approval of Subdivision shall be issued by the Zoning Office after all the requirements have been submitted by the developer-applicant.
SECTION 6. The developer-applicant shall comply with the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 11th day of April, 2011, on its 32nd Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. BAL NIEPES
Member

COUN. ALLEN F. AMPAYA
Member

COUN. DAN HUBERTO A. BARLIS
Member

DISTRICT II:

COUN. LUIGI P. CONSTANTINO
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. ROBERT A. ABAS
Member

COUN. JOSELITO V. AREVALO
Member
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COUN. ROBERT P. BAES
Member

COUN. ELMER S. ESPELETA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANGAY
Member

COUN. ADORADO P. SAN PEDRO – ABC
Sectoral Representative
President
Association of Barangay Captains

COUN. EULOGIO D. DIOKO – SK
Sectoral Representative
President
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: ____________________

Norie/6th SP